

MINUTES
SANDY CITY COUNCIL MEETING

Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

JUNE 13, 2006

Meeting was commenced at 7:10 p.m.

PRESENT:

Council Members: Chairman Steve Fairbanks, Vice Chairman Linda Martinez Saville, Bryant Anderson, Scott Cowdell, Chris McCandless, Stephen Smith, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Senior Planner Jim McNulty; Public Works Director Rick Smith; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Parks & Recreation Director Nancy Shay; Deputy Parks & Recreation Director Scott Earl; Council Office Director Phil Glenn; Council Office Manager Naleen Wright

1. OPENING REMARKS/PRAYER/PLEDGE:

The Prayer was offered by Councilman Steve Smith, and the Pledge was led by Councilwoman Linda Martinez Saville.

2. SPECIAL PRESENTATION: American Legion Resolution

A special Resolution of Commendation was presented to William Dunlap, representing the Sandy American Legion Post #77 by Mayor Dolan and Council Chairman Steve Fairbanks. The commendation praised American Legion Post #77 for rendering long and distinguished service to Sandy area youth, veterans and their families and other City residents.

PUBLIC HEARING(S):

3. Flynn Rezoning 1713 Dimple Dell Road

Public Hearing to consider a request of Tom Flynn to rezone approximately 2.35 acres, located on the north side of Dimple Dell Road at approximately 1713 Dimple Dell Road, from SD (The Gardens) "Special Development District" to the R-1-20A "Residential District". Under the old zone the use was conditional, and it will remain so under the R-1-20A Zone, if approved. The new zone would facilitate a subdivision.

DISCUSSION: Senior Planner Jim McNulty outlined the Flynn Rezoning proposal. He reported that Mr. Tom Flynn has requested to rezone approximately 2.35 acres from the SD (The Gardens) "Special Development District" to the R-1-20A "Residential District". The subject property is located on the north side of Dimple Dell Road, at the intersection of 1700 East. A large part of the property is vacant. Questar Gas owns a very small parcel with a gas valve box located on it. Under the current zone this use is conditional, and it will remain conditional under the proposed R-1-20A Zone. The property also has a driveway across it to access a single-family dwelling off of Dimple Dell Road. The proposed rezoning will help facilitate a possible subdivision on the site.

The subject property is bordered on the north by Dimple Dell Park, on the east by additional single-family dwellings on parcels that front Dimple Dell Road, on the south by Dimple Dell Road and to the west by a large vacant property zoned SD(The Gardens).

In 2000 the property was annexed into Sandy City with the intention of building a reception center at this location. The subject property was part of a larger piece of property that was going to be used for the reception center development. A new zone SD(Gardens) was created with this intent in mind. This project never came to fruition, and Mr. Flynn would now like to rezone his property back to a residential zone. The remaining property zoned SD(Gardens) has several options as to how it may be developed in the future.

The **Sandy City Land Development Code** states the following regarding the proposed R-1-20A District:

15-03-01 Residential District

This district was established to provide a residential environment within Sandy City that is characterized by a minimum of vehicular traffic and quiet neighborhoods favorable for family life. The R-1-20 District is to provide low-density single-family housing within Sandy City that is characterized by large single-family homes.

The applicant is requesting the rezoning in order to allow the possibility of a small subdivision. When the property was annexed from Salt Lake County it was zoned A-2, which allowed single-family dwellings on a minimum of one acre lots. The residential dwellings to the east in Sandy City are zoned R-1-20A. When the applicant's property was annexed into Sandy, a parcel was zoned R-1-20A where an existing home is located. The appropriate amount of lots for the site will be determined through the subdivision process.

The City's **General Plan** indicates the following:

Goal: *To design neighborhoods to facilitate neighborhood identity and to preserve the character of the neighborhoods once established.*

Policies: *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

Require proposed zoning changes to be in harmony with established neighborhoods.

The proposed rezoning is in harmony with the City's General Plan for the area. The applicant's request will help preserve the character of the neighborhood. The residential dwellings to the east that front onto Dimple Dell Road have R-1-20A zoning. The property is somewhat isolated from other land uses because of Dimple Dell Road and the local topography associated with Dimple Dell Park. Dimple Dell Park is one of the largest urban natural parks in the nation. Thus, care should be taken to ensure that any adjacent development does not detract from its natural beauty.

Consideration regarding any development on this property should take into account the following issues as part of the subdivision process:

- i. Access and public street requirements
- ii. Public Improvements (trails, etc.)
- iii. Environmental concerns (irrigation, drainage, grading etc.)
- iv. Project compatibility
- v. Landscaping/preservation of mature site trees
- vi. Buffering (fencing)

STAFF RECOMMENDATION:

Staff recommends that the proposed Flynn Rezoning from the SD(Gardens) "Special Development District" to the R-1-20A "Residential District" be approved based on the following findings:

1. The proposed rezoning is in harmony with the Sandy City General Plan and the Sandy City Development Code.
2. Development at the subject location can be compatible with the surrounding area.
3. Rezoning the property will help preserve the character of the neighborhood by having a zone that is compatible with the adjacent neighbors.

Tom Flynn, the property owner, explained that Mr. McNulty's representation of the project was correct. He stated that he wants to be able to subdivide the property and retain one parcel to build a home for himself.

The public hearing was opened and closed, as there were no comments.

Council Discussion:

Chris McCandless asked, "What use is conditional?"

Jim McNulty responded, "Only the utility station."

MOTION: **Dennis Tenney made the motion that documents be prepared to adopt the proposed Flynn Rezoning from the SD(Gardens) "Special Development District" to the R-1-20A "Residential District**

SECOND: **Chris McCandless**

VOTE: **Tenney- Yes, McCandless- Yes, Smith- Yes, Saville- Yes, Anderson- Yes, Cowdell- Yes, Fairbanks- Yes**

MOTION PASSED
7 in favor

5. **Days of '47 Committee Funding/Horse Parade in Sandy (\$2,787)**
Public Hearing to consider authorizing Sandy City to appropriate \$2,787 to the Days of '47 Committee to help fund a horse parade in Sandy. A study setting forth an analysis of the appropriation's suggested purpose and its net value to the City is available for public inspection in the City Recorder's Office, Suite 311. The principle law governing this appropriation is set forth in Utah Code Annotated Section 10-8-2.

DISCUSSION: **Deputy to the Mayor John Hiskey** provided the Council with a list of possible expenses to hold the horse parade in Sandy. If approved, the \$2,787.00 would be transferred from the Council's Contingency Account. This is the largest horse parade in the world, with nearly 400 horses being involved. Mr. Hiskey emphasized that this group is not dissatisfied with Salt Lake City. Rather, the change of venue is being requested as a result of the roadway now being too narrow near the Gateway development, causing safety concerns.

This prestigious event will provide great exposure for Sandy through TV, newspaper and radio stations' coverage of the event. 10,000 people are expected to attend the parade, to be held on July 8th at 6:00 p.m. Those of the Council wishing to ride in an old fashioned surrey or buckboard are to meet in the staging area at 5:00 p.m., in cowboy attire.

Brandon Brown, Parade Chairman and Terry Shaw were in attendance at this public hearing.

The public hearing was opened and closed, as there were no comments.

Council Discussion:

Steve Fairbanks commented that having this parade in Sandy is clearly a recognizable benefit to the City.

Dennis Tenney stated that he too supports approval of the recommended funding level. He suggested that the City contact Intermountain Farmers to see if they would loan us a few horse troughs to water the horses on what is usually a very hot day.

Mayor Dolan urged the Council to approve the appropriation for the Days of '47 Horse Parade.

MOTION: **Bryant Anderson made the motion that a funds transfer be prepared in the amount of \$2,787 (from the Council's Contingency Account), to help fund expenses involved by having the Days of '47 Parade in Sandy.**

SECOND: **Dennis Tenney**

VOTE: **Anderson- Yes, Tenney- Yes, Smith- Yes, McCandless- Yes, Saville- Yes, Cowdell- Yes, Fairbanks- Yes**

MOTION PASSED
7 in favor

COUNCIL ITEMS:

6. **Cascade Place Rezoning**
Ordinance #06- 19 - rezoning approximately 2.5 acres, located at approximately 10920 South 85

East, from the R-1-40A "Residential District" to the R-1-10 "Residential District".

MOTION: Dennis Tenney made the motion to adopt Ordinance #06- 19 - rezoning approximately 2.5 acres, located at approximately 10920 South 85 East, from the R-1-40A "Residential District" to the R-1-10 "Residential District".

SECOND: Stephen Smith

VOTE: Tenney- Yes, Smith- Yes, McCandless- Yes, Saville- Yes, Anderson- Yes, Cowdell- Yes, Fairbanks- Yes

MOTION PASSED
7 in favor

7. **Freeman Rezoning**
Ordinance #06- 18 - rezoning approximately 1.20 acres, located at approximately 10980 South 2000 East, from the R-1- 40A "Residential District" to the R-1-20A "Residential District".

MOTION: Dennis Tenney made the motion to adopt Ordinance #06- 18 - rezoning approximately 1.20 acres, located at approximately 10980 South 2000 East, from the R-1- 40A "Residential District" to the R-1-20A "Residential District".

SECOND: Chris McCandless

VOTE: Tenney- Yes, McCandless- Yes, Smith- Yes, Saville- Yes, Anderson- Yes, Cowdell- Yes, Fairbanks- Yes

MOTION PASSED
7 in favor

8. **Canceling the June 20, 2006 City Council Meeting (Summer Retreat)**
Resolution #06- 48C - canceling the June 20, 2006, City Council Meeting.

MOTION: Dennis Tenney made the motion to adopt Resolution #06- 48C - canceling the June 20, 2006, City Council Meeting.

SECOND: Linda Martinez Saville

VOTE: Tenney- Yes, Saville- Yes, Smith- Yes, McCandless- Yes, Anderson- Yes, Cowdell- Yes, Fairbanks- Yes,

MOTION PASSED
7 in favor

9. **MAYOR'S REPORT:**

- a. **Mayor Dolan** reported on Sandy's success in getting great leads for new economic development at the recent meeting held in Las Vegas, Nevada. The Hyatt Hotel is considering building three hotels in Utah, and Sandy was the first city called as a possible building site. Meetings are also being held with Mace Rich regarding the potential of very large retail store coming to the South Towne Mall. He reported that the Boyer Company has 50% of the Quarry Bend Village leased out. The site of the old Walmart store on State Street, here in Sandy, is being considered for development of a Circuit City store, a sporting goods store, Paradise Bakery, and a special water feature.

Mike Coulam reported that two pads have already been approved by the **Planning Commission**.

10. **CAO'S REPORT:**

- a. Given during Planning Meeting.

11. **COUNCIL OFFICE DIRECTOR'S REPORT:**

- a. **Phil Glenn** provided the Council with their weekly calendar. He also reminded them that next Tuesday there will be no Council Meeting because of the dinner for the Council, Department Heads, Planning

Commission and Board of Adjustment members and their spouses held at Mike Coulam's cabin. Mr. Glenn reported that parade applications will be sent out in Friday's packet. He asked that they fill these out and return them as soon as possible.

12. **OTHER COUNCIL BUSINESS:**

- a. **Scott Cowdell** requested that Staff send a thank you note to Lagoon to thank them for the tickets they provide to local elected officials each year.

Phil Glenn explained that this has already been done on the Council's behalf.

- b. **Scott Cowdell** noted that the Republican Legislature denied approving \$2 million dollars to help fund dental treatments for the poor. He asked if there was some way the City could help provide or assist in raising money to help needy Sandy residents with dental expenses.

Steve Fairbanks noted that the City is already the primary donor to the Healthy Sandy program.

Byron Jorgenson reported that the City did a lot last year to help children attending Sandy Elementary. He stated that a report can be given to the Council if desired.

Walter Miller commented that the City can donate to another government agency.

At approximately 7:46 p.m., Chris McCandless made a motion to adjourn Council Meeting, motion seconded by Dennis Tenney.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Steve Fairbanks
Council Chairman

Naleen Wright
Council Office Manager